



£850,000

Bill Hamling Close, London, SE9 3LP

Christopher Russell  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Rarely available to the market this unique 5 bed detached property with separate annexe must be viewed to truly be appreciated.

The property offers an array of space which lends itself brilliantly to a multi-generational family or a family who require several spaces to work from home.

The ground floor accommodation comprises; entrance hall, WC, kitchen/dining room, lounge, conservatory, double bedroom with en-suite shower room, closet/snug which can be used as a bedroom, closet/office and a reception which can be used as a bedroom with en-suite shower room.

To the first floor, there are three double bedrooms, a single bedroom and family bathroom.

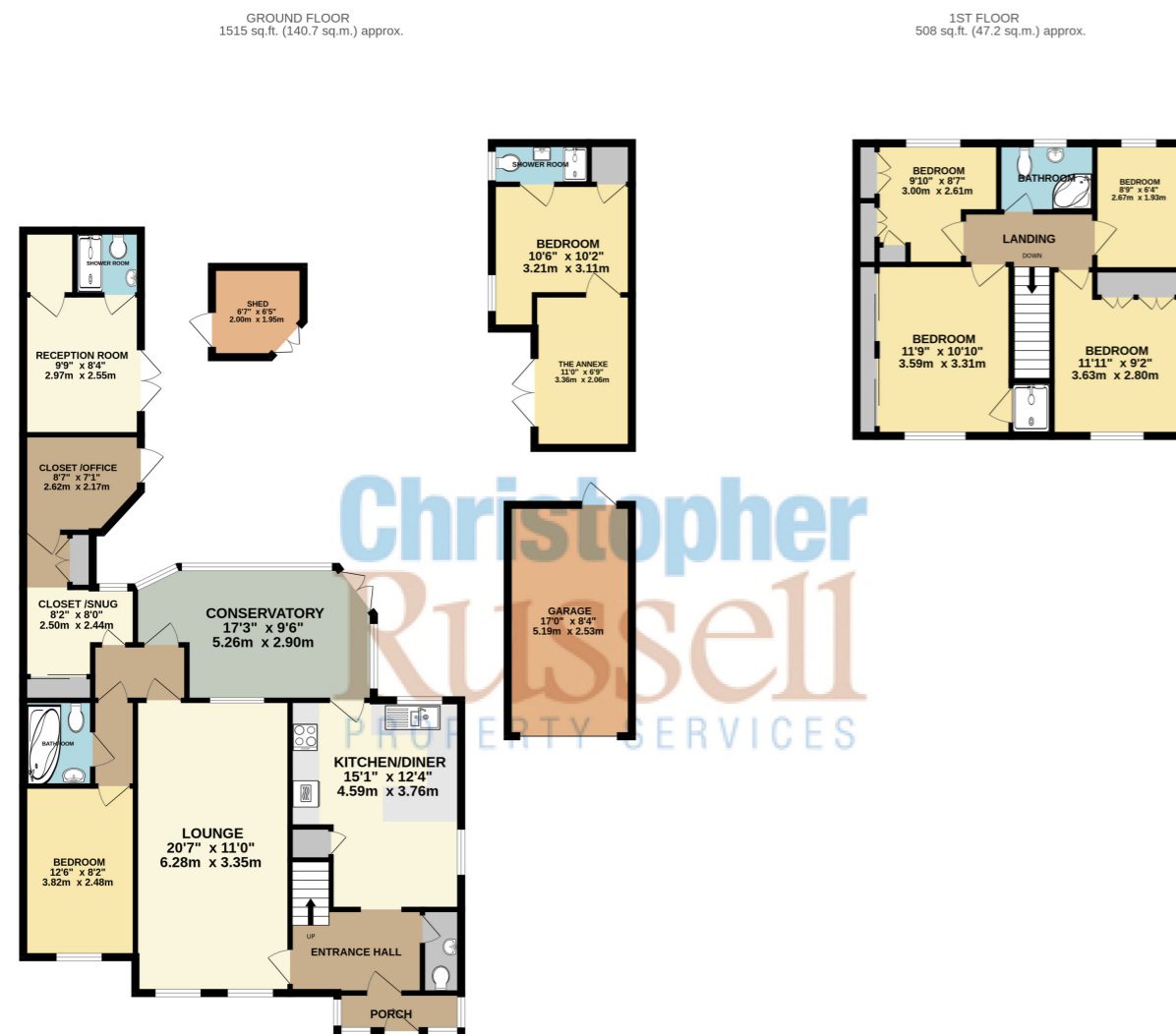
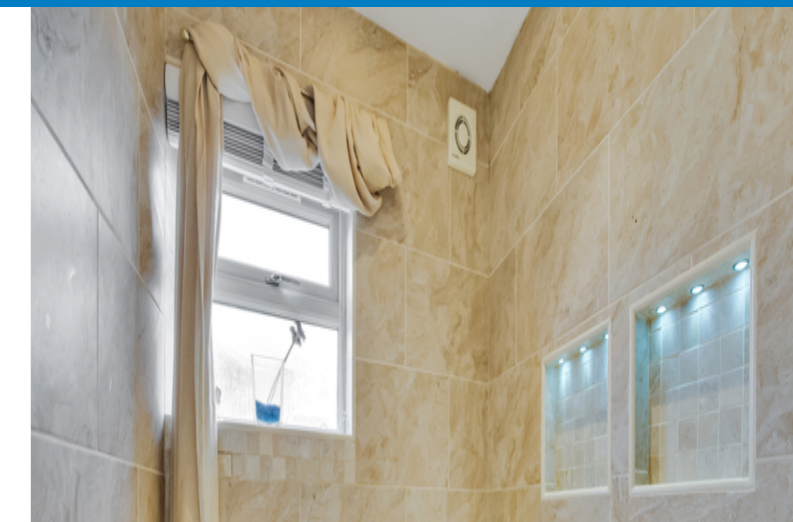
The annexe accommodation comprises; reception with kitchenette, bedroom and shower room.

There is off street parking to the front for several cars and a single garage. Other features include double glazing and gas central heating.

To the rear there is a secluded low maintenance garden including a summer house currently being used as the family salon with running water which could be used as a bar.

The location is excellent for Nottingham train station which is just a short walk away with direct services into London Charing Cross and London Bridge.

Council Tax Band E.



Christopher Russell  
PROPERTY SERVICES

TOTAL FLOOR AREA : 2022 sq.ft. (187.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	